

Chapter 13

RECREATIONAL VEHICLE PARK

A zoning ordinance which provides for the regulation of recreational vehicles and accommodations.

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Section 13-1 Purpose

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this ordinance, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses.

Section 13-2 Location and Use

1. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.
2. Recreational vehicle parks shall be generally located:
 - a. Adjacent to or in close proximity to a major traffic artery or highway.
 - b. Near adequate shopping facilities.
3. Stored recreational vehicles may not be used for permanent living quarters.
4. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when such use is a permitted or a conditional use.
5. Recreational vehicles may be accommodated in an approved and licensed Mobile home park, provided that:
 - a. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of Mobile homes.
 - b. The recreational vehicle use area shall have direct access to a collector or arterial street.
6. Recreational vehicle parks shall be connected to the municipal facilities of the City of Kanab.

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7. Park model homes are permitted where allowed in a recreational vehicle park.

Section 13-3 Approval

A recreational vehicle park may not be constructed unless first approved by the Kanab City Council. After review of plans for said park by the Kanab City Planning Commission which insure that the proposed development will:

1. Be in keeping with the general character of the district where it is proposed to be located.
2. Be located on a parcel of land containing not less than two (2) acres, unless included in a mobile home park, in which case no minimum area is required.
3. Have at least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.
4. Meet all standards and requirements of this Ordinance and of the Recreational Vehicle Park Ordinance upon its adoption.
5. Meet all requirements of the State of Utah Code of Camp, Trailer Court, Hotel, Motel, and Resort Sanitation Regulations which are intended to apply to trailer, camper, and tent camps as defined in such Code.
6. Be designed by a qualified designer or design team. The determination of qualifications of such required professional individuals or firms shall be made by the Kanab City Planning Commission.
7. Contain not more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto.

Section 13-4 Application

1. An overall plan for development of a recreational vehicle park shall be submitted to the Kanab City Planning Commission for review. The plan shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:

- a. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.

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- b. The proposed street and trailer or vehicle space pad layout.
 - c. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces, and total area to be developed.
 - d. Proposed location, number, and design of parking spaces.
 - e. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.
 - f. Any other data the Kanab City Planning Commission may require.
2. Applications for approval shall be in writing, submitted to the Kanab City Planning Commission at its regular meeting and shall be recommended for approval or disapproval to the Kanab City Council within thirty (30) days, unless an extension of time is approved by the Kanab City Planning Commission. An application recommended for approval or disapproval by the Kanab City Planning Commission shall be submitted to the Kanab City Council, which decision must be made in writing within fifteen (15) days after recommendation is submitted by the Kanab City Planning Commission to the Kanab City Council.